




## GENERAL PLAN REFERRAL

December 21, 2021

**Case No.:** 2021-012515GPR  
**Block/Lot No.:** 711 Post Street, 0304; Lot 018  
**Project Sponsor:** Core Hotels LLC, a California limited liability Company  
**Applicant:** Joanne Park – (415)652-7703  
Joanne.park@sfgov.org  
SF Department of Homelessness and Supportive Housing  
440 Turk St, San Francisco, CA 94102

**Staff Contact:** Trent Greenan (415) 575-9097  
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**Recommended By:**   
Rich Hillis, Director of Planning

**Recommendation:** Finding the project, on balance, is **in conformity** with the General Plan

### Project Description

The Ansonia Hotel at 711 Post Street is a former youth hostel. It is a five-floor, 18,159 square foot facility with 123 units (70 residential units and 53 tourist rooms). The units are a mix of singles, doubles, triples, and quads which equates to an overall capacity of 318 beds. 48 units have private baths. All floors have shared bathrooms/showers. There is lobby/front desk, basement, community area, commercial kitchen, dining space and laundry facility. An elevator operates at all floors. The SF Department of Homelessness and Supportive Housing (HSH) is requesting City approval to utilize this property as a semi-congregate shelter.

Type of construction: foundation/substructure is concrete, slab-on-grade with concrete perimeter walls and interior footings under a load bearing structure. The facade is brick masonry. The superstructure is conventional wood-framing with steel columns at the sub-basement. The roof is a flat, built-up granular surface.

## Environmental Review

The proposed temporary shelter at 711 Post Street complies with the criteria set forth in AB 101. It meets the definition of a low barrier navigation center set forth in Government Code Section 65660(a) and meets the criteria set forth in Government Code Section 65662. Accordingly, the proposed temporary shelter at 711 Post Street is not subject to CEQA.

## General Plan Compliance and Basis for Recommendation

As described below, the use of the former youth hostel as a semi-congregate shelter is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

### HOUSING ELEMENT

#### OBJECTIVE 1

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING**

##### POLICY 1.3

Work proactively to identify and secure opportunity sites for permanently affordable housing.

##### POLICY 7.5

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

*The use of the property as a semi-congregate shelter will help meet the city's housing needs.*

#### OBJECTIVE 6

**REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS**

POLICY 6.1 Prioritize permanent housing and service enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

*The use of the former youth hostel as semi-congregate shelter will reduce homelessness and the risk of short and long-term homelessness. Its proposed use is permitted in RC-4.*

## Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The project site does not have retail space and the new use will not have adverse impacts to surrounding*

*retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The Project would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The project would have no impact on affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The project does not include office space and would protect the industrial and service sectors from displacement. It would have no impact on future opportunities for employment and ownership in these sectors.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The project would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The project would not have any adverse impacts to the historic resource. No exterior changes are proposed.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

**Recommendation: Finding the project, on balance, is in conformity with the General Plan**